

Pre-CERCLA Screening Checklist/Decision Form

This form is used in conjunction with a site map and any additional information required by the EPA Region to document completion of a Pre-CERCLA Screening (PCS). The form includes a decision on whether a site should be added to the Superfund program's active site inventory for further investigation. This checklist replaces Attachment A in the December 2016 PCS Guidance document. A current version of the PCS checklist and additional information is available at: <https://www.epa.gov/superfund/pre-cercla-screening>.

Region: 1	<input type="checkbox"/>	State/Territory: <u>Massachusetts</u>	Tribe: _____	MAN000153477
				EPA ID No. (If Available)
Site Name: <u>Former Whyte's Enterprise Laundry</u>				
Other Site Name(s): <u>Release Tracking Number 3-0020896</u>				
<u>Release Tracking Number 3-0027704</u>				
Site Location: <u>83 Willow Street</u>				
(Street)				
<u>6</u>	<u>Lynn</u>	<u>Massachusetts</u>	<u>Essex</u>	<u>01901</u>
Congressional District	(City)	(State/Terr.)	(County)	(Zip+4)
				<input type="checkbox"/> (No Zip Available)
If no street address is available: _____				
			(Section)	
Checklist Preparer: <u>Amita Naik/Environmental Analyst</u>				
			09/02/2021	
			(Date)	
MassDEP			(617) 292-5500	
			(Phone)	
<u>One Winter Street, 3rd Floor</u>			<u>amita.d.naik@mass.gov</u>	
			e-Mail	
<u>Boston</u>	<u>MA</u>	<u>Suffolk</u>	<u>02018</u>	
(City)	(State/Terr.)	(County)	(Zip+4)	
Site Contact Info/Mailing Address: <u>Economic Development & Industrial Council Lynn/Mr. James Cowdell</u>				
<u>3 City Hall Square, Room 405, Lynn MA 01901/7815819399/jcowdell@ediclynn.org</u>				
CERCLA 105d Petition for Preliminary Assessment? <u>No</u> <input type="checkbox"/> If Yes, Petition Date (mm/dd/yyyy): _____				
RCRA Subtitle C Site Status: Is site in RCRA Info? <u>No</u> <input type="checkbox"/> If Yes, RCRA Info Handler ID #: _____				
Ownership Type: <u>Municipality</u> <input type="checkbox"/>		Additional RCRA Info ID #(s): _____		
Site Type: <u>Other</u> <input type="checkbox"/>		State ID #(s): <u>3-0020896</u>		
Site Sub-Type: <u>Other (Drycleaning/laundry)</u> <input type="checkbox"/>		Other ID #(s): _____		
Federal Facility? <u>No</u> <input type="checkbox"/>		Federal Facility Owner: <u>(Make selection)</u>		
Formerly Used Defense Site (FUDS)? <u>No</u> <input type="checkbox"/>				
Federal Facility Docket? <u>No</u> <input type="checkbox"/>		If Yes, FF Docket Listing Date (mm/dd/yyyy): _____		
		Federal Facility Docket Reporting Mechanism: <u>(Make selection)</u>		
Native American Interest? <u>No</u> <input type="checkbox"/>		If Yes, list Tribe: _____		
		Additional Tribe (s): <u>(Make Selection)</u> <input type="checkbox"/>		
		Additional Tribe (s): <u>(Make Selection)</u> <input type="checkbox"/>		

Site Description

Use this section to briefly describe site background and conditions if known or (easily) available, such as: operational history; physical setting and land use; site surface description, soils, geology and hydrogeology; source and waste characteristics; hazardous substances/contaminants of concern; historical releases, previous investigations and cleanup activities; previous regulatory actions, including permitting and enforcement actions; institutional controls; and community interest.

The property addressed as 83 Willow Street, in Lynn was also known as the former Whyte's Enterprise Laundry Inc., which operated as a dry cleaner and laundry facility between 1939 and 1992. In the late 1980's the levels of tetrachlorethylene (PCE) in groundwater was detected at a maximum concentration of 294,680 ug/L. On October 6, 1989, Sommer Environmental Technologies, Inc (SET) notified MassDEP of a release of PCE at the site. RTN 3-20896 was assigned to the site, which is abutted to the north and east by a Post Office; to the west by Walsh's Garage and to the south by Willow Street, beyond which are commercial properties and a parking lot.

Mrs. Elaine Goldsmith purchased the property in December 31, 1992 from Whyte's Enterprise Laundry Inc.. Environmental Compliance Services conducted soil vapor sampling at the site in 2000. PCE was detected in soil vapor samples at concentrations ranging from approximately 13 µg/m³ to 62,400 µg/m³. On November 8, 2002, MassDEP issued a Notice of Responsibility to Mrs. Goldsmith for a release of chlorinated solvents. A Phase I Initial

Geospatial Information

Latitude: +42.465110

Decimal Degree North (e.g., 38.859156)

Longitude: -70.946670

Decimal Degree West (e.g., 77.036783)

Provide 4 significant digits at a minimum, more if your collection method generates them.

Except for certain territories in the Pacific Ocean, all sites in U.S. states and territories are located within the northern and western hemispheres and will have a positive latitude sign and negative longitude sign. Coordinate signs displayed above are based on the State/Territory entry on page A-1. Geospatial data tips from the PCS Guidance document are available [here](#).

Point Description: Select the option below that best represents the site point for future reference and to distinguish it from any nearby sites. See additional information [here](#).

- ☐ Geocoded (address-matched) Site Address
☐ Site Entrance (approximate center of curb-cut)
☒ Approximate Center of Site
☐ Other Distinguishing Site Feature (briefly describe):

Point Collection Method: Check the method used to collect the coordinates above and enter the date of collection. See additional information [here](#).

- ☐ Online Map Interpolation
☐ GPS (handheld, smartphone, other device or technology with accuracy range < 25 meters)
☐ GPS Other (accuracy range is ≥ 25 meters or unspecified)
☒ Address Matching: Urban
☐ Address Matching: Rural
☐ Other Method (briefly describe below):

Collection Date (mm/dd/yyyy): 09/03/2021

POINT-SELECTION CONSIDERATIONS

- Often the best point is a feature associated with the environmental release or that identifies the site visually.
- Use the curb cut of the entrance to the site if there is a clear primary entrance and it is a good identifier for the overall location.
- The approximate center of the site (a guess at the centroid) is useful for large-area sites or where there are no appropriate distinguishing features.
- Use the geocoded address if that is the only or best option available, but if possible use something more representative for sites larger than 50 acres.

Complete this checklist to help determine if a site should be added to the Superfund Active site inventory. See Section 3.6 of the PCS guidance for additional information.

	YES	NO	Unknown
1. An initial search for the site in EPA's Superfund active, archive and non-site inventories should be performed prior to starting a PCS. Is this a new site that does not already exist in these site inventories?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there evidence of an actual release or a potential to release?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are there possible targets that could be impacted by a release of contamination at the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is there documentation indicating that a target has been exposed to a hazardous substance released from the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is the release of a naturally occurring substance in its unaltered form, or is it altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the release from products which are part of the structure of, and result in exposure within, residential buildings or business or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. If there has been a release into a public or private drinking water supply, is it due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Are the hazardous substances possibly released at the site, or is the release itself, excluded from being addressed under CERCLA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Is the site being addressed under RCRA corrective action or by the Nuclear Regulatory Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is another federal, state, tribe or local government environmental cleanup program other than site assessment actively involved with the site (e.g., state voluntary cleanup program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is there sufficient documentation or evidence that demonstrates there is no likelihood of a significant release that could cause adverse environmental or human health impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Are there other site-specific situations or factors that warrant further CERCLA remedial/integrated assessment or response?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Preparer's Recommendation: ☒ **Add site to the Superfund Active site inventory.**
☐ **Do not add site to the Superfund Active site inventory.**

Please explain recommendation below:

PCS Summary and Decision Rationale

Use this section to summarize PCS findings and support the decision to add or not add the site to the Superfund active site inventory for further investigation. Information does not need to be specific but, where known, can include key factors such as source and waste characteristics (e.g., drums, contaminated soil); evidence of release or potential release; threatened targets (e.g., drinking water wells); key sampling results (if available); CERCLA eligibility; involvement of other cleanup programs; and other supporting factors. Attach additional pages as necessary.

I support the decision to add 83 Willow Street, in Lynn, to the Superfund Active Site Inventory for further investigation. To date, the vapor intrusion pathway has not been fully assessed at the downgradient properties. Further assessment is needed to evaluate the potential for Imminent Hazard conditions to be present at downgradient properties due to the vapor intrusion pathway.

Amrita Naik

State staff/State contractor



09/03/2021

Checklist Preparer Name

Checklist Preparer Organization

Date

EPA Regional Review and Pre-CERCLA Screening Decision

Add site to the Superfund active site inventory for completion of a:

- ☐ Standard/full preliminary assessment (PA)
☒ Abbreviated preliminary assessment (APA)
☐ Combined preliminary assessment/site inspection (PA/SI)
☐ Integrated removal assessment and preliminary assessment
☐ Integrated removal assessment and combined PA/SI
☐ Other: _____

Do not add site to the Superfund active site inventory. Site is:

- ☐ Not a valid site or incident
☐ Being addressed by EPA's removal program
☐ Being addressed by a state cleanup program
☐ Being addressed by a tribal cleanup program
☐ Being addressed under the Resource Conservation and Recovery Act
☐ Being addressed by the Nuclear Regulatory Commission
☐ Other: _____

Optional- Print name of EPA Site Assessor making this decision:

Mandy Liao

EPA Regional Approval: (Enter Date and then click this box to initiate digital signature stamp)

Mandy Liao

Date

11/4/2021

Site Description

(All text as entered on page A-2)

The property addressed as 83 Willow Street, in Lynn was also known as the former Whyte's Enterprise Laundry Inc., which operated as a dry cleaner and laundry facility between 1939 and 1992. In the late 1980's the levels of tetrachlorethylene (PCE) in groundwater was detected at a maximum concentration of 294,680 ug/L. On October 6, 1989, Sommer Environmental Technologies, Inc (SET) notified MassDEP of a release of PCE at the site. RTN 3-20896 was assigned to the site, which is abutted to the north and east by a Post Office; to the west by Walsh's Garage and to the south by Willow Street, beyond which are commercial properties and a parking lot.

Mrs. Elaine Goldsmith purchased the property in December 31, 1992 from Whyte's Enterprise Laundry Inc.. Environmental Compliance Services conducted soil vapor sampling at the site in 2000. PCE was detected in soil vapor samples at concentrations ranging from approximately 13 µg/m³ to 62,400 µg/m³. On November 8, 2002, MassDEP issued a Notice of Responsibility to Mrs. Goldsmith for a release of chlorinated solvents. A Phase I Initial Site Investigation and Tier Classification were submitted to MassDEP on January 23, 2004. RTN 3-27704 was assigned to the Site in May 2008 following the discovery of a release of petroleum hydrocarbons to groundwater and linked to the parent RTN 3-20896 in July 2008. Based on a review of historic site data in 2013, MassDEP requested access to four downgradient properties to conduct indoor air sampling to assess for the potential for Imminent Hazard conditions via the vapor intrusion pathway. These properties were: 87 Oxford Street, First Indemnity Insurance, Inc.; 47-53 Central Avenue/418-424 Washington Street, a mixed use commercial building; 19 Willow Street, Willow Street Apartments; and 2-10 Central Avenue, a mixed use commercial building. MassDEP was only granted access to two (87 Oxford Street and 19 Willow Street) of the four downgradient properties to conduct indoor air sampling in 2013. The results of indoor air sampling did not observe levels of PCE and TCE above their respective reporting limits. Permission was not granted from the owners of the remaining two properties to conduct indoor air sampling at their properties.

Mrs. Goldsmith filed for Financial Inability (FI) with MassDEP in 2014 and maintained FI status through November 8, 2015. The City of Lynn acquired the site through a tax foreclosure in January 2016. The Lynn Economic Development & Industrial Council (EDIC) was awarded a Brownfields Community-Wide Assessment Grant in 2017. Groundwater and soil sampling was conducted from 2019 to 2020 at the site and at downgradient properties. PCE was detected in groundwater at a maximum concentration of 27,000 ug/l downgradient of the site.

On November 8, 2012, a Downgradient Property Status submittal was submitted to MassDEP under RTN 3-30098 12-30 Central Avenue, Lynn which indicated that vapor intrusion was occurring at this property due to the contaminated groundwater plume from the subject site. Groundwater samples collected from a sump in the basement of the 12-30 Central Avenue building contained levels of PCE at 6.4 ug/l, Cis 1,2 DCE at 243 ug/l and TCE at 27.8 ug/l. Soil vapor samples collected from the basement of this building contained levels of PCE at 4,482 ug/m³, Cis 1,2- DCE at 18,160 ug/m³, and TCE at 64,490 ug/m³. The owner of the property took necessary response actions to eliminate vapor migration into the building by sealing the sump, sealing the basement floor cracks and wall joints and rerouting and treating the sump water prior to discharge to the sewer system. An AUL was also placed on the property due to the contaminated groundwater plume beneath the building. Indoor air sampling was also conducted within the building and levels of CVOCs were not detected above MassDEP's Commercial Threshold Values on the first floor of the building. The 12-30 Central Avenue property shares a common (party) wall with 2-10 Central Avenue which is attached. The 2-10 Central Avenue building houses a 3-story commercial building. MassDEP previously contacted the owner of the 2-10 Central Avenue property in 2013 requesting access to sample indoor air, but after several failed attempts, MassDEP was unsuccessful at gaining access to this property.

EDIC submitted Phase II and Phase III reports on September 30, 2020 and a Phase IV Remedy Implementation Plan on June 23, 2021. The objective of the proposed remedy is to address chlorinated volatile organic compound (CVOC) source impacts at the site using in-situ chemical oxidation (ISCO). To date, the vapor intrusion pathway has not been adequately assessed at properties downgradient of the site.

PCS Summary and Decision Rationale*(All text as entered on page A-4)*

I support the decision to add 83 Willow Street, in Lynn, to the Superfund Active Site Inventory for further investigation. To date, the vapor intrusion pathway has not been fully assessed at the downgradient properties. Further assessment is needed to evaluate the potential for Imminent Hazard conditions to be present at downgradient properties due to the vapor intrusion pathway.

MassDEP - Bureau of Waste Site Cleanup

Phase 1 Site Assessment Map: 500 feet & 0.5 Mile Radii

Site Information:

FORMER WHYTE'S ENTERPRISE LAUNDRY
83 WILLOW STREET LYNN, MA
3-000020896

NAD83 UTM Meters:

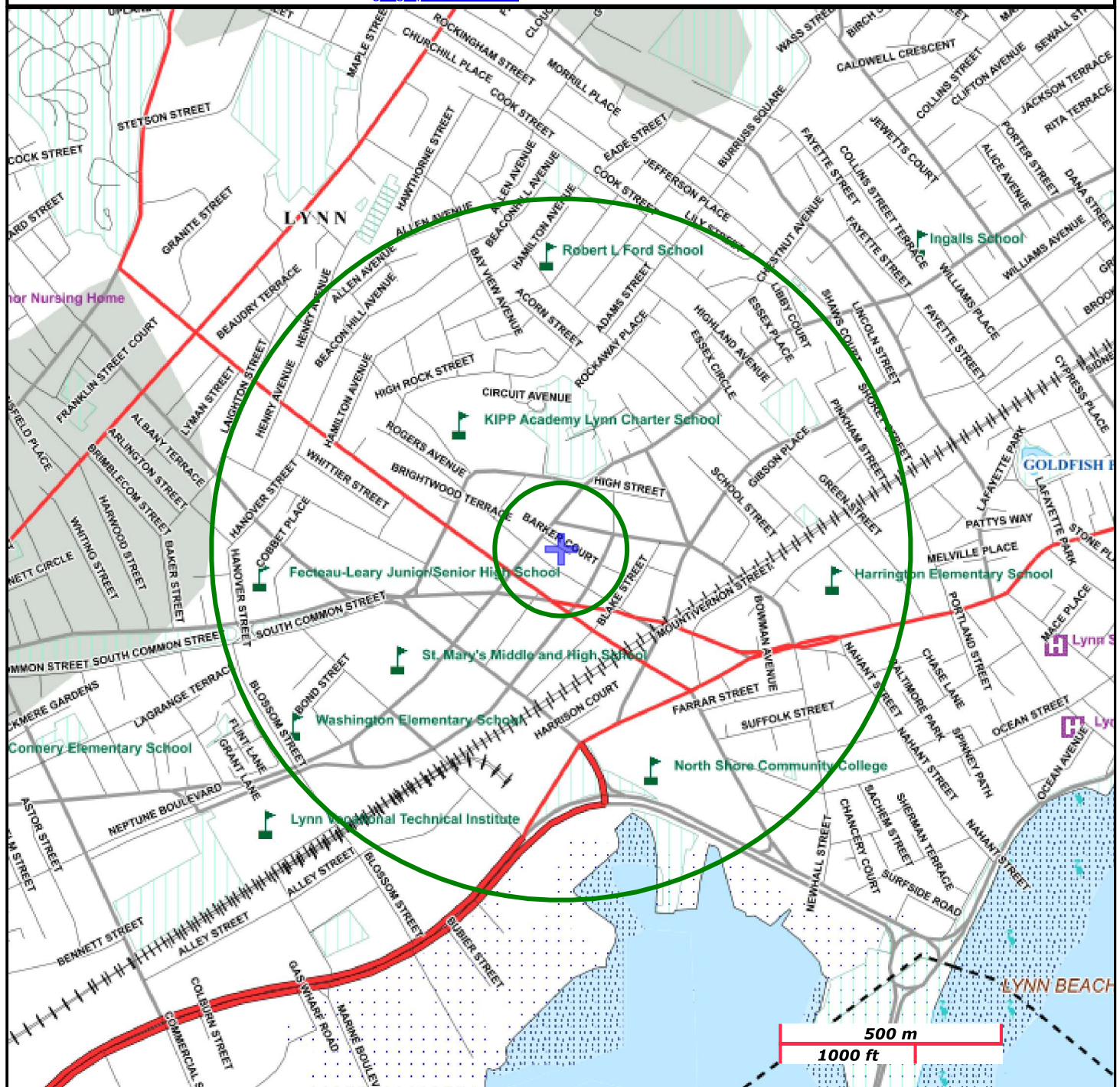
4703277mN, 339958mE (Zone: 19)
October 26, 2021

The information shown is the best available at the date of printing. However, it may be incomplete. The responsible party and LSP are ultimately responsible for ascertaining the true conditions surrounding the site. Metadata for data layers shown on this map can be found at:
<https://www.mass.gov/orgs/massgis-bureau-of-geographic-information>



MassDEP

Commonwealth of Massachusetts
Department of Environmental Protection



Roads: Limited Access, Divided, Other Hwy, Major Road, Minor Road, Track, Trail

Boundaries: Town, County, DEP Region; Train; Powerline; Pipeline; Aqueduct

Basins: Major, PWS; Streams: Perennial, Intermittent, Man Made Shore, Dam

Aquifers: Medium Yield, High Yield, EPA Sole Source

Non Potential Drinking Water Source Area: Medium, High (Yield)

PWS Protection Areas: Zone II, IWPA, Zone A

Hydrography: Open Water, PWS Reservoir, Tidal Flat

Wetlands: Freshwater, Saltwater, Cranberry Bog

FEMA 100yr Floodplain; Protected Open Space; ACEC

Est. Rare Wetland Wildlife Hab; Vernal Pool: Cert., Potential

Solid Waste Landfill; PWS: Com. GW, SW, Emerg., Non-Com.

